



City of Santa Barbara
Airport Department

DATE: August 19, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Vista Steel Company, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Vista Steel Company, a California Corporation, for 800 square feet of Building 224, 6100-A Francis Botello Road and 10,961 square feet of improved land, including one 160 square foot storage container, at 80 David Love Place, at the Santa Barbara Airport, effective September 1, 2009, for a monthly rental of \$3,805, exclusive of utilities.

DISCUSSION:

The subject Premises are located north of Hollister Avenue in an Airport Industrial (AI-1) zone. The Premises will be used for offices, manufacture and distribution of metal products. Six employees work at this location. The use conforms to existing zoning.

Vista Steel Company has been an Airport tenant since 1969, operating a construction steel company. The current one-year term lease will expire on August 31, 2009, and Vista Steel has requested a month-to-month lease.

The proposed monthly rental is based on a per square foot rate of \$1.70 for office, \$.217 for land, and \$.425 for land area for an 8'x20' storage container. The rent exceeds comparable space in the building. The land is comparable to other paved lots at the Airport for similar use and in similar condition. Vista Steel will also pay monthly utilities charges of \$64.72 or metered amount, whichever is greater, for water and \$33.90 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map